



## **COUNCIL CHAMBERS**

17555 PEAK AVENUE MORGAN HILL CALIFORNIA 95037

### **REDEVELOPMENT AGENCY**

Dennis Kennedy, Chairperson  
Greg Sellers, Vice-Chairperson  
Larry Carr, Agency Member  
Hedy L. Chang, Agency Member  
Steve Tate, Agency Member

### **COUNCIL MEMBERS**

Dennis Kennedy, Mayor  
Greg Sellers, Mayor Pro Tempore  
Larry Carr, Council Member  
Hedy Chang, Council Member  
Steve Tate, Council Member

### **REMOTE LOCATION PARTICIPANTS**

Dennis Kennedy, Mayor/Chairperson  
Best Western Capitol Skyline  
10 "I" Street SW/South Capitol Street  
Washington, D.C. 20024

Steve Tate, Council/Agency Member  
6825 E. 4<sup>th</sup> Street  
Scottsdale, AZ 85251

**WEDNESDAY, MARCH 24, 2004**

### **AGENDA**

### **JOINT MEETING**

### **REDEVELOPMENT AGENCY REGULAR MEETING**

**and**

### **CITY COUNCIL SPECIAL MEETING**

**7:00 P.M.**

***A Special City Council Meeting Is Called at 7:00 P.M. for the  
Purpose of Conducting City Business and Closed Sessions.***

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**Dennis Kennedy, Mayor**

**CALL TO ORDER**

(Vice-Chair/Mayor Pro Tempore Sellers)

**ROLL CALL ATTENDANCE**

(Agency Secretary/City Clerk Torrez)

**DECLARATION OF POSTING OF AGENDA**

**Per Government Code 54954.2**

(Agency Secretary/City Clerk Torrez)

**7:00 P.M.**

**SILENT INVOCATION**

**PLEDGE OF ALLEGIANCE**

**CITY COUNCIL SUBCOMMITTEE REPORTS**

**OTHER REPORTS**

**PUBLIC COMMENT**

**NOW IS THE TIME FOR COMMENTS FROM THE PUBLIC REGARDING ITEMS NOT ON THIS AGENDA.**

(See notice attached to the end of this agenda.)

**PUBLIC COMMENTS ON ITEMS APPEARING ON THIS AGENDA WILL BE TAKEN AT THE TIME  
THE ITEM IS ADDRESSED BY THE COUNCIL. PLEASE COMPLETE A SPEAKER CARD AND  
PRESENT IT TO THE CITY CLERK.**

(See notice attached to the end of this agenda.)

**PLEASE SUBMIT WRITTEN CORRESPONDENCE TO THE CITY CLERK/AGENCY SECRETARY. THE  
CITY CLERK/AGENCY SECRETARY WILL FORWARD CORRESPONDENCE TO THE CITY  
COUNCIL/REDEVELOPMENT AGENCY.**

***Redevelopment Agency Action***

**CONSENT CALENDAR:**

**ITEMS 1**

The Consent Calendar may be acted upon with one motion, a second and the vote, by each respective Agency. The Consent Calendar items are of a routine or generally uncontested nature and may be acted upon with one motion. Pursuant to Section 5.1 of the City Council Rules of Conduct, any member of the Council or public may request to have an item pulled from the Consent Calendar to be acted upon individually.

**Time Estimate**

**Consent Calendar: 1 - 10 Minutes**

**Page**

- 1. FEBRUARY 2004 RDA FINANCE & INVESTMENT REPORT ..... 1**  
**Recommended Action(s): Accept and File Report.**

## ***City Council Action***

### **CONSENT CALENDAR:**

#### **ITEMS 2-5**

	<b>Time Estimate</b>	<b>Page</b>
	<b>Consent Calendar: 1 - 10 Minutes</b>	
<b>2.</b>	<b><u>UPDATE ON DEVELOPMENT PROCESSING SERVICES STUDY IMPLEMENTATION</u></b> .....	<b>11</b>
	<b><u>Recommended Action(s):</u></b>	
1.	<b><u>Accept</u></b> Report on the Implementation Status of Development Processing Services Study Recommendations; and	
2.	<b><u>Direct</u></b> Staff to Report Back on Implementation Status in October 2004.	
<b>3.</b>	<b><u>CONCESSION OPPORTUNITIES AT THE AQUATIC CENTER</u></b> .....	<b>21</b>
	<b><u>Recommended Action(s):</u></b>	
1.	<b><u>Approve</u></b> the City Operation of the Aquatic Center Concessions for the Baseline Year;	
2.	<b><u>Direct</u></b> Staff to Enter Into a Consulting Contract with Profitable Food Facilities (PPF) for \$11,000 from the Unallocated General Fund; and	
3.	<b><u>Allocate</u></b> \$70,000 from the Unallocated General Fund for Start-up Operational Costs.	
<b>4.</b>	<b><u>APPROVE MAYOR'S REQUEST FOR REAPPOINTMENT TO THE AIRPORT LAND USE COMMISSION</u></b> .....	<b>55</b>
	<b><u>Recommended Action(s):</u></b>	
1.	<b><u>Approve</u></b> the Mayor's Request for Consideration of Reappointment to the Airport Land Use Commission by the Santa Clara County Cities Association's City Selection Committee; and	
2.	<b><u>Identify</u></b> Other Interests by Council Members to Serve on the Various Regional Boards and Commissions, if any.	
<b>5.</b>	<b><u>APPROVE SPECIAL CITY COUNCIL MEETING MINUTES OF MARCH 10, 2004</u></b> .....	<b>65</b>

## ***Redevelopment Agency and City Council Action***

### **OTHER BUSINESS:**

	<b>Time Estimate</b>	<b>Page</b>
<b>6.</b>	<b>20 Minutes</b>	
	<b><u>LOAN FOR OFF-SITE IMPROVEMENTS FOR DAY WORKER CENTER</u></b> .....	<b>77</b>
	<b><u>Recommended Action(s):</u></b>	
1.	<b><u>Discuss</u></b> Request From Lesley Miles And Charles Weston (Developer) To Modify The Terms Of Their Off-Site Loan;	
2.	<b><u>Discuss</u></b> Off-Site Improvement Requirements For Interim Uses; and	
3.	<b><u>Direct</u></b> Staff How To Proceed On Both Matters.	

## ***City Council Action***

### **PUBLIC HEARINGS:**

	<b>Time Estimate</b>		<b>Page</b>
7.	10 Minutes	<b><u>COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) ANNUAL ALLOCATION (FY 2004-2005)</u></b> ..... Public Hearing Opened. Please Limit Your Remarks to 3 Minutes. Public Hearing Closed Council Discussion. Action- <b><u>Adopt</u></b> Resolution for Appropriation of Fiscal Year 2004-2005 CDBG Funds; and Action- <b><u>Authorize</u></b> the City Manager to do Everything Necessary for the Implementation of the CDBG Program, Including Execution of all Required Contracts.	85
8.	3 Minutes	<b><u>ZONING AMENDMENT, ZA-03-10; DEVELOPMENT AGREEMENT, DA-03-06: WATSONVILLE-SOUTH COUNTY HOUSING</u></b> ..... Public Hearing Opened. Please Limit Your Remarks to 3 Minutes. Public Hearing Closed Council Discussion. Action- <b><u>Continue</u></b> to April 7, 2004.	89

## ***City Council Action***

### **OTHER BUSINESS:**

	<b>Time Estimate</b>		<b>Page</b>
9.	45 Minutes	<b><u>URBAN LIMIT LINE STUDY – AMENDMENT OF SCOPE OF WORK TO ADD AN IMPLEMENTATION PROGRAM AND AMEND THE CONSULTANT CONTRACT WITH MOORE IACOFANO GOLTSMAN</u></b> ..... <b><u>Recommended Action(s):</u></b> 1. <b><u>Approve</u></b> Modification of the Scope of Work for the Urban Limit Line (Greenbelt) Study, Including a Level of City Council Participation in the Implementation Program; 2. <b><u>Approve</u></b> an Amendment of the Contract with Moore Iacofano Goltsman (MIG); and 3. <b><u>Authorize</u></b> Use of the Contract's \$20,000 Contingency.	91

## ***Redevelopment Agency Action and City Council Action***

### **CLOSED SESSION:**

1.  
**CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION**  
Authority: Government Code Sections 54956.9(b) & (c)  
Number of Potential Cases: 2

### **OPPORTUNITY FOR PUBLIC COMMENT**

### **ADJOURN TO CLOSED SESSION**

City of Morgan Hill  
Regular Redevelopment Agency and  
Special City Council Meeting  
March 24, 2004  
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**RECONVENE**

**CLOSED SESSION ANNOUNCEMENT**

**FUTURE COUNCIL-INITIATED AGENDA ITEMS:**

Note: in accordance with Government Code Section 54954.2(a), there shall be no discussion, debate and/or action taken on any request other than providing direction to staff to place the matter of business on a future agenda.

**ADJOURNMENT**